022.0	0002	0004.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	815,200 / 815,200
					USE VALUE:	815,200 / 815,200
					ASSESSED:	815,200 / 815,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
331		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NEUMAN DANIEL
Owner 2:	HARTWELL TERESA S
Owner 3:	
Street 1:	331 LAKE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	VOGEL DEBORAH/ROSS JUDITH -
Owner 2:	SCHILLAWSKI JANET -
Street 1:	331 LAKE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,785 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1927, having primarily Wood Shingle Exterior and 1601 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10785.000	278,500	1,300	535,400	815,200
Total Card	0.248	278,500	1,300	535,400	815,200
Total Parcel	0.248	278,500	1,300	535,400	815,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 509.25 | /Parcel: 509.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 14479
GIS Ref:
GIS Ref:
Insp Date: 04/06/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 022.0-0002-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	278,500	1300	10,785.	535,400	815,200	815,200	Year End Roll	12/18/2019
2019	101	FV	242,500	1300	10,785.	568,800	812,600	812,600	Year End Roll	1/3/2019
2018	101	FV	243,000	0	10,785.	414,900	657,900	657,900	Year End Roll	12/20/2017
2017	101	FV	243,000	0	10,785.	361,400	604,400	604,400	Year End Roll	1/3/2017
2016	101	FV	243,000	0	10,785.	307,800	550,800	550,800	Year End	1/4/2016
2015	101	FV	215,900	0	10,785.	301,100	517,000	517,000	Year End Roll	12/11/2014
2014	101	FV	215,900	0	10,785.	247,600	463,500	463,500	Year End Roll	12/16/2013
2013	101	FV	215,900	0	10,785.	235,600	451,500	451,500		12/13/2012

!1833!

PRINT

Date	Time
12/10/20	17:23:28

LAST REV

Date	Time
05/15/18	10:39:11

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1833

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VOGEL DEBORAH/R	53454-106		8/27/2009		440,000	No	No		
SAKEY LILLIAN B	53454-101		8/27/2009	Family	1	No	No		
	20251-578		12/1/1989		1	No	No		A

USER DEFINED

Prior Id # 1:	14479
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/2013	586	New Wind	15,000	C				
11/8/2011	1431	Re-Roof	8,230	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/6/2018	MEAS&NOTICE	BS	Barbara S
6/17/2013	Info Fm Prmt	EMK	Ellen K
2/13/2009	Meas/Inspect	189	PATRIOT
4/19/2000	Inspected	264	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	264	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10785		Sq. Ft.	Site		0	80.	0.62	1			Med. Tr	-10					535,356						535,400	

Total AC/HA: 0.24759 | Total SF/SM: 10785 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 535,356 | Spl Credit | Total: 535,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.30592203
Const Adj.:	0.99495000
Adj $ / SQ:	162.416
Other Features:	80300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	403601
Depreciation:	125116
Depreciated Total:	278485

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 4				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

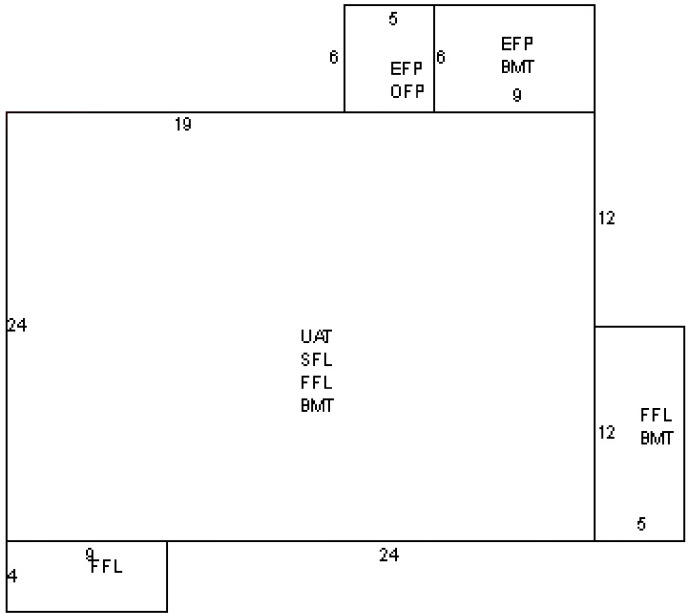
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	162.42
Special Features:	0	Val/Su Net:	98.79
Final Total:	278500	Val/Su SzAd	173.98

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	906	48.720	44,145
FFL	First Floor	888	162.420	144,225
SFL	Second Floor	713	162.420	115,770
UAT	Upper Attic	198	64.970	12,863
EFP	Enclos Porch	84	59.330	4,984
OFP	Open Porch	30	43.780	1,313

Net Sketched Area:	2,819			Total:	323,300
Size Ad	1600.7999	Gross Are	3492	FinArea	1601

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

022.0-0002-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	20X22	A	AV	2010	3.10	T	7.2	101			1,300			1,300
2	Frame Shed	D	Y	1	8X12	A	AV	2010	0.00	T	7.2	101						

More:	N	Total Yard Items:	1,300	Total Special Featues:	Total: 1,300

IMAGE

AssessPro Patriot Properties, Inc